
Minutes
Regular Meeting
May 25, 2016

Present: Mayor Kenneth Neilson, Council Members Troy Belliston, Kolene Granger, Garth Nisson, Thad Seegmiller, Jeff Turek, City Manager Roger Carter, City Attorney Jeff Starkey, City Recorder Danice Bulloch, Public Works Director Mike Shaw, Community Development Director Drew Ellerman, IS Kelly Carlson, Audience: Cheyenne Robinson, Evan Vickers, Rick Meyer, Brent Oakeson, Jon Stanard

Meeting commenced at 6:02 P.M.

Invocation: City Manager Carter

Pledge of Allegiance: Council Member Belliston

1. APPROVAL OF THE AGENDA

Council Member Seegmiller made a motion to approve the agenda with the removal of Item 4 and move Item 10A to follow Item 5A. Council Member Belliston seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Nisson</i>	<i>Aye</i>
<i>Council Member Seegmiller</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

2. ANNOUNCEMENTS

A. Presentation of TAP Award from Utah Local Government Trust. Brent Oakson

Brent Oakson congratulated Staff on completion all of the requirements for the Trust Accountability Program Award. He then presented Council with the plaque as well as the dollar amount of \$9287.70. In addition, other discounts are given throughout the year on premiums paid to Utah Local Governments Trust.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 5/10/16 and 5/11/16.

Removed

5. STATE REPRESENTATIVES

A. Introduction of Utah State Senator Evan Vickers and Utah State Representative Jon Stanard.

Utah State Senator Evan Vickers expressed his appreciation for letting him come to Council. It is great to have Council Members attend the State Session. He then gave a brief update and review of this past years session.

Council Member Nisson asked about the common core issue.

Senator Vickers explained the state is looking into the issue. He originally felt the issue was completed, however it has come back up, and he expects changes in the standards being taught in schools.

Council Member Seegmiller asked about the voting process through the primary election.

Senator Vickers stated he felt there would be change and explained how the current candidates are getting signatures in order to be placed on the ballot. There are several contested seats, and will make the primary election very interesting. He does not support the current convention systems.

Council Member Granger commented the Council has had some interesting work to do recently with a high school, as well as a charter school. We still need to encourage schools and City to work together.

Senator Vickers agreed, he has worked on a bill with Washington City Staff, which made a small change. However, we can do better on the State level, and he hopes to make additional progress.

City Manager Roger Carter stated appreciation for the ability to be able to work directly with our State Representatives.

Senator Vickers thanked the Council for taking the time to meet with him.

House Representative Jon Stanard stated he appreciates working with the Council and Youth Council. His majority of his area of representation is Washington City, and will always make it a priority. There are a couple of areas he feels will be coming back next year, the first being business licensing for home based business, and second is short-term vacation rentals. Cities

need to be proactive with the League, and try to come to a balanced compromise.

Council discussed vacation rental issues and regulations with House Representative Stanard.

Council Members and the City Manager Carter thanked House Representative Stanard and Senator Vickers for taking time to visit with the Council.

6. PUBLIC HEARING

A. Public Hearing for consideration to approve an ordinance adopting Zone Change application Z-16-07, from Service Commercial (C-2) to Multi-Family Residential (R-3) the property is located in the area of Tortoise Rock Drive and Buena Vista Boulevard. Applicant: John Graham

The applicant is requesting approval to change the zoning of approximately 3.00 acres, located at the northwest corner of Buena Vista Blvd. and Tortoise Rock Drive. The requested change is from the current zoning of Service Commercial (C-2) to the proposed Multiple-Family Residential (R-3) zoning designation. The (R-3) request is for the purpose of developing the parcel into a future multi-family residential development.

The General Plan Land Use Designation for this location was recently amended to the Medium High Density (MHD) residential designation, which carries a 7-12 dwelling unit per acre density ratio. The surrounding zoning to this parcel is R-1-6 to the north and west, C-2 to the south and C-3 to the east.

The Planning Commission unanimously recommended approval of Z-16-07, for the zone change request from Service Commercial (C-2) to the proposed Multiple-Family Residential (R-3) zoning designation, to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The the utilities that will be necessary for this type of development will be readily accessible to the site.

No public comments were made.

Council Member Turek made a motion to close the public hearing. Council Member Granger seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Nisson</i>	<i>Aye</i>
<i>Council Member Seegmiller</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

7. ORDINANCES

A. Consideration to approve an Ordinance adopting Zone Change request Z-15-06 to amend the Coral Canyon Planned Community Development by changing the zoning designation in the Coral Canyon Commercial Area on parcels, 2, 7B, 18, 19, 21A, 22 and 24 from Commercial to Multi-Family Recreational (MFR). The request is located in the area of Park Center Drive, Coral Greens Drive, Coral Canyon Boulevard and Telegraph Street. Applicant: Jack Fisher Homes

Council Member Seegmiller stated these parcels are last area of commercial in this area. He does understand the challenge being able to make commercial work in the area. However, we will now be directing the individuals living here to Hurricane to shop.

Council Member Belliston stated he feels the concerns previously discussed can be mitigated. The height can be addressed, as well having an onsite management over the entire development.

Council Member Seegmiller commented the majority of the businesses currently located in Coral Canyon are office spaces. They do not have a need for traffic as there is no retail. Unfortunately, the area is not conducive to retail sales.

Council Member Granger stated the individuals who currently own homes in Coral Canyon, purchased in the area with the overall plan in mind. When changes of this magnitude are made, those residents should be taken into consideration.

Council Member Belliston made a motion to approve an Ordinance adopting Zone Change request Z-15-06 to amend the Coral Canyon Planned Community Development by changing the zoning designation in the Coral Canyon Commercial Area on parcels, 2, 7B, 18, 19, 21A, 22 and 24 from Commercial to Multi-Family Recreational (MFR). The request is located in the area of Park Center Drive, Coral Greens Drive, Coral Canyon Boulevard and Telegraph Street, with the additional conditions a 25 foot height restriction be maintained for the structures, and there is a single management company that is actively engaged in monitoring the overall multi-family project. Council Member Turek seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Nisson</i>	<i>Aye</i>
<i>Council Member Seegmiller</i>	<i>Nay</i>
<i>Council Member Turek</i>	<i>Nay</i>

8. AGREEMENTS

A. Consideration for approval of Exchange Agreement between Washington City and SITLA (SITLA Exchange No. 364). City Manager Roger Carter / City Attorney Jeff Starkey

City Manager Roger Carter reviewed the parcel exchange agreement with Council. This will be a land exchange between Washington City and SITLA. The format for this exchange agreement

was provided by the State of Utah.

Council Member Seegmiller made a motion to approve an Exchange Agreement between Washington City and SITLA (SITLA Exchange No. 364). Council Member Belliston seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Nisson</i>	<i>Aye</i>
<i>Council Member Seegmiller</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

B. Consideration for approval of (Real Estate & Improvement) Purchase Agreement between Washington City and Arrow To The Sun, LLC. City Manager Roger Carter / City Attorney Jeff Starkey

City Manager Roger Carter explained the process, arriving at this agreement. This has been an ongoing project for several years.

Council discussed the cost of purchasing the remaining portion of the bridge. Washington City currently owns two-thirds of the bridge.

Council Member Seegmiller stated he does not feel there would be a need to pay anything for this bridge. If there is a planned UDOT bridge coming online further down the road.

Public Works Director Mike Shaw explained the road, which was discussed in the meeting the previous evening is not a UDOT road. Funding and right of ways would have to be obtained, and the cost could be near 20 million dollars. In addition, the area of the proposed bridge is not even in Washington City boundaries.

Council Member Seegmiller commented he does not feel a need for two bridges in this area, and we are spending money for something when there is not a need for at this time.

City Manager Carter explained we can purchase the bridge for a cost of \$650K, and have a connecting road, versus waiting for a bridge which may or may not happen in the future, and a cost of 2 million dollars for the bridge alone.

Council Member Turek made a motion to approve the (Real Estate & Improvement) Purchase Agreement between Washington City and Arrow To The Sun, LLC. Council Member Seegmiller seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Nisson</i>	<i>Aye</i>
<i>Council Member Seegmiller</i>	<i>Nay</i>
<i>Council Member Turek</i>	<i>Aye</i>

9. RESOLUTIONS

A. Consideration to a Resolution supporting the HB 362 (2015) authorized 0.25% Local Option General Sales Tax dedicated to transportation, encouraging Washington County to submit the proposal to the voters, and encouraging voters to support the proposal. City Attorney Jeff Starkey

City Attorney Jeff Starkey reviewed the resolution supporting HB 362.

Council Member Seegmiller asked if the County Commissioners are asking for the municipalities to do this.

Mayor Neilson confirmed they are.

City Attorney Starkey stated the other municipalities in the area have moved forward. Washington City is the last to make a recommendation.

Council Members discussed the potential funds to be received.

City Manager Carter stated the resolution is to place the HB 362 on the ballot, which if done so as the Commission is suggestion, it would essentially be the City encouraging the residents to vote in favor.

Council reviewed the resolution and made recommendations for multiple changes to the document.

City Attorney Starkey stated he could quickly make the changes and bring this time back in two weeks.

City Manager Carter suggested making the changes, and providing the final document to Council. He would prefer not having this passed on to a future agenda.

City Attorney Starkey made changes to the document as instructed by Council.

Council Member Seegmiller made a motion to approve a Resolution supporting the HB 362 (2015) authorized 0.25% Local Option General Sales Tax dedicated to transportation, encouraging Washington County to submit the proposal to the voters, and encouraging voters to support the proposal with the changes, which have been made tonight. Council Member Turek seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Nay</i>
<i>Council Member Nisson</i>	<i>Nay</i>
<i>Council Member Seegmiller</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

10. PROJECT UPDATE

A. Update review on the Buxton Project. Buxton Representative Cheyenne Robinson

Cheyenne Robinson reviewed a powerpoint presentation with Council on the Buxton Project progress.

Council discussed the areas where data is captured, and if surrounding zip codes are calculated in this project.

City Manager Carter clarified the question, asking if Washington City specifically is the only zip code being captured.

Ms. Robinson explained where the data is collected from, along with the leakage and surplus data.

Council Member Seegmiller asked if there have been any contacts made.

Ms. Robinson stated they met with sporting goods company today. They had a very productive conversation. They did have some concerns about the proximity to the other sporting goods stores. However, this is how the process begins.

City Manager Carter explained they attended a good ICSC show this year. Representation from SITLA went with them as a large property owner. Washington City has a great process. Buxton is helping us with who to visit with about coming to our city, and we are armed with the data we need to encourage the businesses to locate in our area.

11. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Council Member Belliston stated they were able to make good contacts at the ICSC, which he attended with City Manager Carter and Mayor Neilson.

Council Member Nisson stated he attended the mosquito abatement meeting. They are not worried about the zika virus in this area.

Council Member Turek noted there have been reports of zika initiating Guillain-Barre syndrome. If this is the case, we should be very worried about it.

12. CITY MANAGER REPORT

City Manager Roger Carter updated Council on current Washington City projects. The Water Conservancy District is going to be implementing a increase in water rates. Their portion of the rates, which are billed through Washington City are going to be going up. Unfortunately, it is unavoidable, and will be passed on to our citizens.

13. ADJOURNMENT

Council Member Turek made a motion to adjourn the meeting. Council Belliston seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye
Council Member Turek Aye*

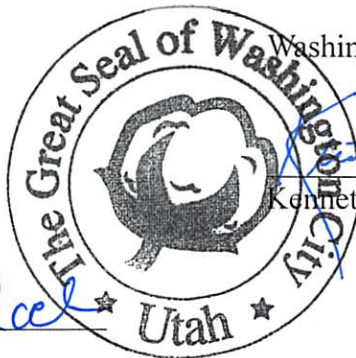
Meeting adjourned at 8:27 P.M.

Passed and approved this 8th day of June, 2016.

Attest by:



Danice B. Bulloch, CMC
City Recorder



Washington City


Kenneth F. Neilson, Mayor